

PLANNING BOARD
Meeting Minutes
August 5, 2014
Town Hall, 120 Main Street
7:00 PM

1 Present: M. Colantoni, L. Rudnicki, L. McSherry, D. Kellogg, P. Boynton

2 Absent: J. Simons

3 Staff Present: C. Bellavance, J. Enright

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5 Meeting began at 7:00 pm.

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7 **BOND RELEASE**

8 Clear Wireless LLC: Requesting two performance G bond releases. One bond is for 203
9 Turnpike Street and the other is for 300 Chestnut Street. Each bond is in the amount of \$5,000.
10 C. Bellavance: Existing equipment was replaced on the wireless towers located at 300 Chestnut
11 Street and 203 Turnpike Street. The Building Inspector has verified the work matches the as-
12 built plans. The criteria for bond release have been met.

13 **MOTION**

14 A motion was made by D. Kellogg to release the Clear Wireless LLC bond funds plus any
15 accumulated interest for 203 Turnpike Street and 300 Chestnut Street. The motion was seconded
16 by L. McSherry. The vote was unanimous, 4-0 in favor.

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18 **PUBLIC HEARINGS**

19 NEW PUBLIC HEARING, Merrimack College, 315 Turnpike Street: Application for Site Plan
20 Review. Applicant proposes four 2-3 story new residential buildings and one 3 story student
21 common building on an approximately 4.5 acre area along Flaherty Road, Rock Ridge Road, and
22 the Sakowich Campus Center within the R-3 zoning district. Two of the proposed residential
23 buildings are located in North Andover and two residential buildings and the student common
24 building are located in Andover.

25 C. Bellavance: A Site Plan Review Special Permit application has been received. Also received
26 was a letter from Attorney Robert Lavoie representing Merrimack College requesting that the
27 Dover Amendment be applied to their application. This letter has been forwarded to Town
28 Counsel, Tom Urbelis. We have not heard back from T. Urbelis regarding the letter.

29 **MOTION**

30 A motion was made by L. Rudnicki to open the public hearing for 315 Turnpike Street without
31 taking any evidence and continuing until the next public hearing when Town Counsel can weigh
32 in on the subject. The motion was seconded by L. McSherry. The vote was unanimous, 4-0 in
33 favor.

34
35 CONTINUED PUBLIC HEARING, Town of North Andover, Corner Chickering Road and
36 Prescott Street: Applicant proposes construction of a 14,500 sq. ft., two-story Fire Station with
37 26 parking spaces, stormwater management, landscaping, lighting and utilities in the Residential
38 2 (R-2) zoning district.

39 C. Bellavance: The applicant will go before the Conservation Commission for a Request for
40 Determination of Applicability (RDA) on August 13, 2014. The Commission wants to review
41 plans to make sure the drainage swale is not a wetland resource. L. Eggleston, stormwater peer
42 reviewer, has worked with the Town's engineer and reached agreement on the best method for

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stormwater management design and the changes have been reflected in the most recent set of plans.

MOTION

A motion was made by L. Rudnicki to close the public hearing for the Lot at the Corner of Chickering Road and Prescott Street for the new fire station. The motion was seconded by L. McSherry. The vote was unanimous, 4-0 in favor.

A draft Notice of Decision was reviewed.

MOTION

A motion was made by L. Rudnicki to approve the Site Plan Review for the Lot at the Corner of Chickering Road and Prescott Street, Assessor's Map 100 Lot 5 for the fire station as amended. The motion was seconded by D. Kellogg. The vote was unanimous, 4-0 in favor.

CONTINUED PUBLIC HEARING, Dimitrios Saragas, 107 Campion Road: Applicant seeks to construct a single family dwelling, driveway, site utilities, and lot grading within an isolated wetland and its 100 foot buffer in the Non-Disturbance Buffer Zone of the Watershed Protection District.

C. Bellavance: All of L. Eggleston's comments have been addressed. A Decision has been drafted.

MOTION

A motion was made by L. McSherry to close the public hearing for 107 Campion Road. The motion was seconded by D. Kellogg. The vote was unanimous, 4-0 in favor.

A draft Notice of Decision was reviewed.

MOTION

A motion was made by D. Kellogg to approve the Watershed Special Permit for 107 Campion Road as amended. The motion was seconded by L. McSherry. The vote was unanimous, 4-0 in favor.

MEETING MINUTES

Approval of July 15, 2014 meeting minutes.

MOTION

A motion was made by L. Rudnicki to approve the July 15, 2014 meeting minutes as amended. The motion was seconded by L. McSherry. The vote was unanimous, 4-0 in favor.

ADJOURNMENT

MOTION

A motion was made by P. Boynton to adjourn the meeting. The motion was seconded by D. Kellogg. The vote was unanimous, 5-0 in favor.

The meeting adjourned at 7:25 pm.

MEETING MATERIALS: Agenda, Merrimack College: Site Plan Review application, Site Plans North Campus Development dated 7/7/14 rev. to 7/10/14, D. McCarron email dated

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85 8/5/14, Jennifer Ross email dated 8/2/14, Letter dated 7/29/14 from Robert Lavoie, Esq. Johnson
86 & Borenstein, LLC re: Dover Amendment Analysis for North Campus Development submitted
87 by Merrimack College; 107 Champion Road: Draft Notice of Decision dated 8/8/14, Letter dated
88 7/15/2014 from L. Eggleston re: Watershed Special Permit 107 Champion Road, Site Plan 107
89 Champion Road rev. to July 9, 2014, Landscape Plan 107 Champion Road dated 7/30/14; Town of
90 North Andover: Draft Notice of Decision dated 8/5/14, Central Fire Station plans (sheets C1.0-
91 C7.0 rev to 8/5/14)), Central Fire Station site plans (sheets SP1.1, L1.1, L1.1, A2.1, A2.2, A2.3,
92 A3.1, LC.1, C1.0-C7.0 rev to 7/15/14), Letter dated 7/24/14 from Ray Santilli re: Site Plan
93 Review-New Central Fire Station, Email dated 8/5/14 from Paul G. Costello, P.E., Polaris, re:
94 New Central Fire Station rev. sheets C-4, C-5, and C-6, Email dated 8/5/14 from Brett Donham,
95 Donham and Sweeney Architects re: New Central Fire Station; Draft meeting minutes
96 07/15/2014.